



Eatons

Who Doesn't Need a HIP?

Home Information Packs (HIPs) are now required for most residential properties put on the market, but the list of exceptions to the rule – properties that can be marketed without a HIP – is significant.

The most important exception to the rule that all residential properties need a HIP is that no HIP is required where a property has remained on the market since before the date on which HIPs were introduced for that type of property.

These dates are as follows:

- 1 August 2007 – sales of homes with four or more bedrooms;
- 10 September 2007 – sales of homes with three or more bedrooms; and
- 14 December 2007 – sales of homes with one or two bedrooms.

The other main exceptions to the requirement for a HIP are as follows:

- Residential properties not available for sale with vacant possession (in some circumstances);
- Seasonal and holiday accommodation (where there is a planning restriction prohibiting continuous occupancy);
- Where the residential property being marketed is ancillary to (i.e. is intended to be occupied and enjoyed with) one or more other buildings or areas of land used for non-residential purposes. This example would include farm houses on working farms or shops with residential accommodation where the premises are sold as a single unit; or
- Where the property is unsafe or intended for demolition.

There are other exemptions which apply also. We can help you ensure your property sale or purchase runs as smoothly as possible. Contact John Furness, Tel: 01274 728 327.

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